

Notes: According to the U.S. Department of Housing and Urban Development Federal Insurance Administration Flood Insurance Rate map Community Panel Number 48439C0165K Effective September 25, 2009 this property does not lie within a 100 year flood hazard area.

Bearings correlated to plat call N. 00°40'18"E along the east line of Verna Trail North.

Utility Easements
Any public franchised utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Water/Wastewater Impact Fees
The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon Schedule 1 of the current impact fee ordinance. The amount to be collected is determined under Schedule 1 of said ordinance, and becomes effective on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

Site Drainage Study
A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit is issued on this site. (A grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required, along with a CFA for any necessary drainage improvements. The current owner shall submit a letter to the Department of Transportation and Public Works Director stating awareness that a Site Drainage Study will be required before any permits issued. The current owner will inform each buyer of the same.

Building Permits
No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, storm drain, street lights, sidewalks, or paving improvements; and approval is obtained from the City of Fort Worth.

Floodplain Restriction
No construction shall be allowed within the floodplain easement, without the written approval of the director of transportation and public works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party(s) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100 year flood elevation.

Utility Easements
Any public franchised utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvements which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Sidewalks
Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

Construction prohibited over easements.
No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

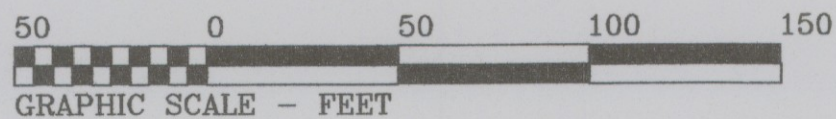
Transportation Impact Fees
The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

Private Sewer
Sanitary sewer to be served by private individual disposal system.

Parkway Permit
Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via parkway permit.

Private Maintenance
The City of Fort Worth shall not be responsible for maintenance of private streets, drive, emergency access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

STEVENS LAND SURVEYING, PLLC
P.O. Box 26951
FORT WORTH, TEXAS 76126
(817) 696-9775
FIRM REGISTRATION # 10194023



I, hereby certify that this plat was prepared from an actual on the ground survey made under my supervision.

ANDREW E. STEVENS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5395

REVISION DATE 09/16/2014
CASE NO. FS-14-152

Document No. D214233665 Date 10/24/2014

REVISION DATE 09/16/2014

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

This Plat is valid only if recorded within (90) ninety days after date of approval.

Plat Approved Date: 10/24/2014

By: *Donald B. Ruff*
Chairman
Donald B. Ruff
Secretary

OWNER/DEVELOPER
Steven D. Schaefer
740 Verna Trail N
FORT WORTH, TX. 76108

STATE OF TEXAS
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS That Steven D. Schaefer acting by and through the undersigned, it's duly authorized agent, is the owner of the following real property, to wit:

1.167 acres situated in the GARCIA, MONTEZ AND DURAN SURVEY, ABST. NO. 628, Tarrant County, Texas, being that certain tract of land conveyed to Steven D. Schaefer, by deed recorded in Volume 15966, Page 176, Deed Records, Tarrant County, Texas, and more particularly described as follows;

BEGINNING at a 1/2" iron found in the south line of Paint Pony Trail and the east line of Verna Trail being the northwest corner of said Schaefer tract;

THENCE North 89 degrees 47 minutes 52 seconds East, along the south line of said Paint Pony Trail, 137.83 feet to a 1/2" iron set at the northeast corner of said Schaefer tract;

THENCE South 00 degrees 36 minutes 11 seconds West, along the east line of said Schaefer tract, 283.31 feet to a "Y" cut in concrete found at the southeast corner of said Schaefer tract;

THENCE South 89 degrees 37 minutes 32 seconds West, along the south line of said Schaefer tract, 209.21 feet to a 1/2" iron found in the east line of said Verna Trail;

THENCE North 12 degrees 22 minutes 40 seconds East, along the east line of said Verna Trail, 278.89 feet to the POINT OF BEGINNING and containing 1.167 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Steven D. Schaefer, acting by and through the undersigned, it's duly authorized agent, does hereby adopt this Plat of the hereinabove described real property to be designated as.....

Lot 84, Block 27
TEJAS TRAILS
City of Fort Worth
Tarrant County, Texas

and does hereby dedicate to the public's use forever the streets and easements shown hereon.

Executed this the 10 day of Oct, 2014.

Steven D. Schaefer
Steven D. Schaefer

STATE OF TEXAS
COUNTY OF TARRANT

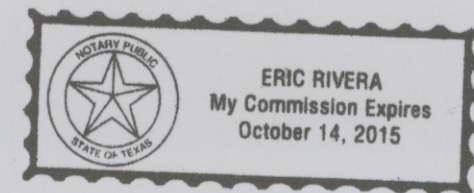
BEFORE ME, the undersigned authority, on this day appeared personally, Steven D. Schaefer, known to me as the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 10 day of October, 2014.

Eric Rivera
Notary Public, Tarrant County, Texas
My commission expires October 14, 2015



Cap. JES
10-15-2014



FS14-152

FINAL PLAT
Lot 84, Block 27,
TEJAS TRAILS

City of Fort Worth, Tarrant County, Texas,
Being a plat of 1.169 acre situated in the
GARCIA, MONTEZ AND DURAN SURVEY, Abst.
No. 628, City of Fort Worth,
Tarrant County, Texas.